

**City of Greensboro Planning Department  
Zoning Staff Report  
May 10, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** Item C  
**Location:** 2847 & 2849 Camborne Street

**Applicant:** Jackie Casterlow  
**Owner:** Sam & Jackie Casterlow

**From:** RS-7  
**To:** CD-LO

**Conditions:** 1) Uses: Residential Uses; Educational or Institutional Uses to include Child Care (16 or more); and Business, Professional and Personal Services Uses.

| SITE INFORMATION                   |                                                                                          |
|------------------------------------|------------------------------------------------------------------------------------------|
| <b>Existing Land Use</b>           | Vacant                                                                                   |
| <b>Acreage</b>                     | .304                                                                                     |
| <b>Physical Characteristics</b>    | <i>Topography:</i> Rolling<br><i>Vegetation:</i> Grass/Shrubs/Trees<br><i>Other:</i> n/a |
| <b>Overlay Districts</b>           | n/a                                                                                      |
| <b>Historic District/Resources</b> | n/a                                                                                      |
| <b>Generalized Future Land Use</b> | Industrial/Corporate Park                                                                |
| <b>Other</b>                       | n/a                                                                                      |

| SURROUNDING ZONING AND LAND USE |                                                     |               |
|---------------------------------|-----------------------------------------------------|---------------|
| <b>Location</b>                 | <b>Land Use</b>                                     | <b>Zoning</b> |
| <i>North</i>                    | St. John United Holy Church, Single Family Dwelling | RS-7          |
| <i>South</i>                    | Daycare Center                                      | CD-LO         |
| <i>East</i>                     | Single Family Dwelling                              | RS-7          |
| <i>West</i>                     | Daycare Center                                      | CD-LO         |

| ZONING HISTORY |      |                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case #         | Year | Request Summary                                                                                                                                                                                                                                                                                                                                                                                        |
| 2850           | 2000 | The property containing the existing day care center was rezoned to CU-LO (now CD-LO) by the Zoning Commission in July 2000. Use of that property was limited to a day care center and accessory uses and contained a provision that the building was to resemble a residential structure with pitched roof and stucco or brick exterior. The building was limited to a maximum of 10,000 square feet. |

| DIFFERENCES BETWEEN RS-7 (EXISTING) AND CD-LO (PROPOSED) ZONING DISTRICTS                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RS-7:</b> Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less. |
| <b>LO:</b> Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. See Conditions for use limitations.                   |

| TRANSPORTATION               |                                                                  |
|------------------------------|------------------------------------------------------------------|
| <b>Street Classification</b> | Holden Road - Major Thoroughfare, Camborne Street - Local Street |
| <b>Site Access</b>           | N/A.                                                             |
| <b>Traffic Counts</b>        | Holden Road ADT = 38,934.                                        |
| <b>Trip Generation</b>       | N/A.                                                             |
| <b>Sidewalks</b>             | N/A.                                                             |
| <b>Transit</b>               | No.                                                              |
| <b>Traffic Impact Study</b>  | Not required.                                                    |
| <b>Other</b>                 | N/A                                                              |

| ENVIRONMENTAL REVIEW          |                                   |
|-------------------------------|-----------------------------------|
| <b>Water Supply Watershed</b> | No, drains to South Buffalo Creek |
| <b>Floodplains</b>            | None                              |
| <b>Streams</b>                | None                              |
| <b>Other</b>                  | n/a                               |

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

**POLICY 7A.2:** Encourage “home-grown” and community based businesses and entrepreneurs with special emphasis in increasing the number of minority-owned businesses in traditionally underserved parts of the community.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

**Industrial/Corporate Park:** This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

**Reinvestment Corridor:** Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

**STAFF COMMENTS**

**Planning:** Staff recommended approval of the existing day care center rezoning in July 2000. Staff pointed out at that time the property was bordered on one side by a major thoroughfare and by light industrial zoning and a church to the north. Staff felt that this was a good site for day care center that could serve the surrounding neighborhoods with a convenient location that had good access to it. Staff pointed out that the property could serve as a transitional area between the industrial and service types of uses to the north and the residentially zoned area to the south.

The above comments apply to this current application as well. In this case, the area proposed for rezoning is surrounded by CD-LO zoning on the south, west and east sides of this property. This request is consistent with the description of the LO District in that it is intended for office and service type developments on small sites near residential areas. Staff feels this request is consistent with the objective of a Reinvestment Corridor, which this parcel borders, since this area would benefit from private investment to enhance economic viability and strengthen adjacent neighborhoods.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**HCD:** No comments.

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.

## ADDITIONAL INFORMATION

N/A